BOOTHBY WILDLAND

Boothby Wildland – Capital Works 2025 Request for Tender – Phase 2 (Glenside) & Phase 3 (Mereside)

17th June 2025

1. Background

Nattergal purchased its first site, Boothby Wildland, in December 2021. It's a 617-hectare former arable farm in Lincolnshire, with variable grade 3 soil types. Over the last three years, we have been staggering Boothby's retreat from arable farming, gradually removing fields from intensive cereal production. Our last harvest was in September 2024.

Having spent this transitional time planning the future vision to Boothby and developing appropriate income streams, we are now at the phase of beginning works on the ground to further enable this transformation. Natural vegetation is beginning to re-establish and our next step is to introduce free-roaming herbivores to kickstart dynamic natural processes and drive ecosystem recovery.

These herbivores (ponies, pigs, cattle and in one half, beavers) will have large blocks in which they can free roam. Fencing these 'blocks' is therefore an integral part of the next steps for Boothby Wildland.

Location:

Boothby Wildland
Boothby Pagnell
Grantham
Lincolnshire
NG33 4DE

2. Deliverables

The specific works that will be delivered are:

Phase 2 – Glenside tendered works

1. Supply and install fencing (and associated infrastructure for beavers) of 201 hectare Glenside area of Boothby Wildland, as per specification included herein, to be completed in August - September 2025.

Phase 3 – Mereside tendered works

2. Supply and install stock fencing (and associated infrastructure for livestock) of 300 hectare Mereside area of Boothby Wildland, as per specification included herein, to be completed in October – November 2025.

3. Overview of Tender

Issue date: 17th June 2025
Deadline for queries: 21.59pm, 23rd June 2025
Submission date: 21.59pm, 30th June 2025

Boothby Wildland Ltd. are inviting qualified businesses to tender for the following capital works.

4. Work Packages

Contractors are invited to tender for the supply and installation of one or more of the following work packages:

1a) Glenside: Supply and installation of

- 6,931 metres of beaver fencing, as per the specification below. Note: 1,300 metres of this needs to have the additional overhang and sunken post/mesh elements as per the specification below
- 5 BS specification self-closing pedestrian gates
- 5 BS specification vehicle gates
- 5 badger tunnels (as per the specification and image below)
- Please note that if you are successful with your tender, we will also require a cost breakdown for a smaller (12ha) beaver enclosure and a separate cost breakdown for 6,931m of standard stock fencing. This only needs to be supplied after a successful contractor has been awarded the tender, it is for our due diligence purposes and further information can be provided at this time.

2a) Glenside: Supply and installation of 4 beaver grills (as per the specification below). However, if you have suggestions for a better more effective beaver grill solution than what has been outlined below, please do include this in your response.

3a) Mereside perimeter fencing: Supply and installation of:

- 9,509 metres of 1.2m stock fencing
- 6 BS pedestrian gates
- 9 BS vehicle gates
- 8 BS bridleway gates
- 6 badger tunnels

3b) Mereside livestock enclosure

- 1,568 metres of 1.2m stock fencing (livestock enclosure next to the Lodge building)
- 7 BS vehicle gates

3c) Mereside Orchard

- 1,211 metres of 1.8m deer fence for orchard
- 3 BS pedestrian gates
- 1 vehicle

Please see Appendix for fencing and infrastructure specifications, accompanying diagrams, and mapping information.

The contract framework to achieve the visionary goals of Boothby Wildland has not been fixed by Nattergal Ltd and the project team are open to suggestions from contractors on the form of contract.

Boothby Wildland is happy to agree dates for potential contractors to visit the site to meet the design team who can offer clarification on the design principles and the overall objectives for the scheme. If you have suggestions for innovative solutions or believe there is a better way to achieve the above works than has been outlined, please do include this in your response.

5. Evaluation criteria and scoring

Each work package will be evaluated separately, based on the following criteria and weighting.

Evaluation criteria	Description	Weighting
Technical skillset	Tender demonstrates appropriate knowledge, equipment and skills to complete work package to highest standard	25
Experience and Track Record	Tender demonstrates appropriate experience, examples of past performance, and/or references from previously completed projects	25
Pricing	Cost of the tender, including any scoping costs	30

Delivery Schedule	Review the proposed project timeline and ensure the tenderer can meet these deadlines.	10
Risk and Sustainability Management	Clear demonstration of appropriate risk management, including compliance with CDM regulations. Shows an awareness of , and appropriate steps towards minimising impacts in regards to Nature, carbon and waste.	10

Table 1. Evaluation criteria to be used to evaluate responses to tender

Using the scoring matrix below, we will score each tender against the outline criteria in table 1.

Score	**Description**
5	Exceeds expectations
4	Meets all requirements
3	Meets most requirements but with some minor issues
2	Significant gaps in meeting requirements
1	Does not meet requirements

The aim of the scoring matrix is to ensure the selection processes is as transparent and fair as possible. The maximum total average score achievable is 5, if an applicant exceeds expectations for all the listed criteria.

Boothby Wildland are not bound to select the potential contractor with the highest score and the evaluation and criteria guide will inform Boothby staff and funding agencies only.

6. Pricing, payment and contracting

Please submit a breakdown of project costs for one or more of the work packages.

Where there are risks or unknowns associated with the various work elements, please indicate your estimates of the provisional sums needed to cover these risk items. Please include day rates for plant, staff, labour, welfare and/or consultant costs plus a breakdown of estimated material volumes and rates for these

materials (including overheads). Please also separate out any estimates for fuels needed – e.g. diesel, petrol, HVO or any other high carbon or nature impact item.

The breakdown of the project costs should also be accompanied by a timetable of works (GANTT chart), with a sufficient level of detail to enable Nattergal to review the plant and labour costs for each identified work element.

Payment terms and conditions will be finalised once the form of contract and appointment has been agreed. If you have any questions about Boothby Wildland Limited's standard terms of business, please note these in the tender response.

7.Submission Guidelines

If your company expects to submit a tender response, please register your expression of interest via email to boothby@nattergal.com by the **21:59pm 23rd June 2025**

We ask that responses to the tender are submitted in an electronic format (PDF) to the above email address by the specified submission deadline: **21.59pm, 30th June 2025**

Contractors will need to list the key staff to be allocated to the scheme and CVs are requested for the contractor's project manager and the contractor's site manager.

Contractors are requested to provide a summary of three similar schemes they have been involved with and provide contact details for the clients so that if required, Nattergal can secure references for the contractor's previous clients.

Contractors will need to include a listing and the value of public, employment, professional and product liability insurances. Copies of these insurances will only be required from the successful applicant. Contractors will need to include a summary of their H&S records for the last five years, as well as information on any sustainability initiatives they undertake.

Any queries or requests for clarification regarding the tender* please direct to Boothby@nattergal.co.uk. Any technical question asked by the contractor prior to the query deadline (21.59pm, 23rd June 2025) will be answered as soon as possible. These responses will be shared with all contractors who have registered an expression of interest by COP 26th June 2025 at the latest.

We look forward to receiving your response, please do not hesitate to contact us if you have any questions, comments or concerns.

APPENDIX – Supporting documentation

Work package specifications:

Specification for Glenside beaver fencing:

- Standard beaver specification fencing is to be used around the whole permitter of the proposed beaver enclosure (201ha), to a height of 1.2m. Tornado R13/120/5 or F2408 XHT13-125-5 mesh will extend 120 cm vertically up the timber work with Tornado RL6/50/5 C5 mesh used as an anti-dig precaution, laid on the floor extending 90 cm into the enclosure and overlapping the vertical mesh by 10 cm. This will be fixed to the floor with Rebar ground pegs before being hog ringed to the vertical wire.
- Where the fencing comes within 20 metres on either side of an in or outflow watercourse or ditch, an overhang beaver fence of Tornado RL19/180/5 C14 or otherwise F2456 XHT19- 180-5 mesh which will extend 120 cm vertically up the timber posts with a 50cm section at the top which will be set at 45 degrees into the enclosure as an anti-climb device. This fence style will have a sunken element extending down into the ground for 122 cm or as far as bed rock allows. The materials for this section will comprise 122 cm by 244 cm weldmesh panels (F9225 Panels / F9110 30mtr roll) with 5 cm square apertures.
- At the base of the fence an anti-dig curtain of RL 11/100/5 to give a 90 cm return will be laid on the surface of the ground attached to the base of the vertical mesh with hog rings and ground pegged - only 'Rebar' 40 cm ground pegs to be used - to the surface where it will extend 90 cm into the enclosure on the floor. The wire mesh sizes allow for an overlap of at least 10 cm preventing beavers from getting through at the join with the upright fence.
- The materials employed for this design will be 2 m x 4 m re-bar mesh panels. These panels will be fixed to the main fence and to the sides of the grills to create a continuous barrier above, through and below the watercourse.
- Where the fence extends 20 m on either side of the grill, the posts for first 10 m of fence on either side of channel are alternately a strainer then a standard post etc. to ensure strength of fence.
- All timber will be placed on the outside of the fence so that it is protected by the steel mesh. It will overlap the vertical mesh by 10 cm; this will be fixed to the floor with Rebar ground pegs and hog ringed - Ring Plier A1145/ A1146 Clips qty 1600 - to the vertical wire as above.

Specification for pedestrian, bridleway and vehicle gates:

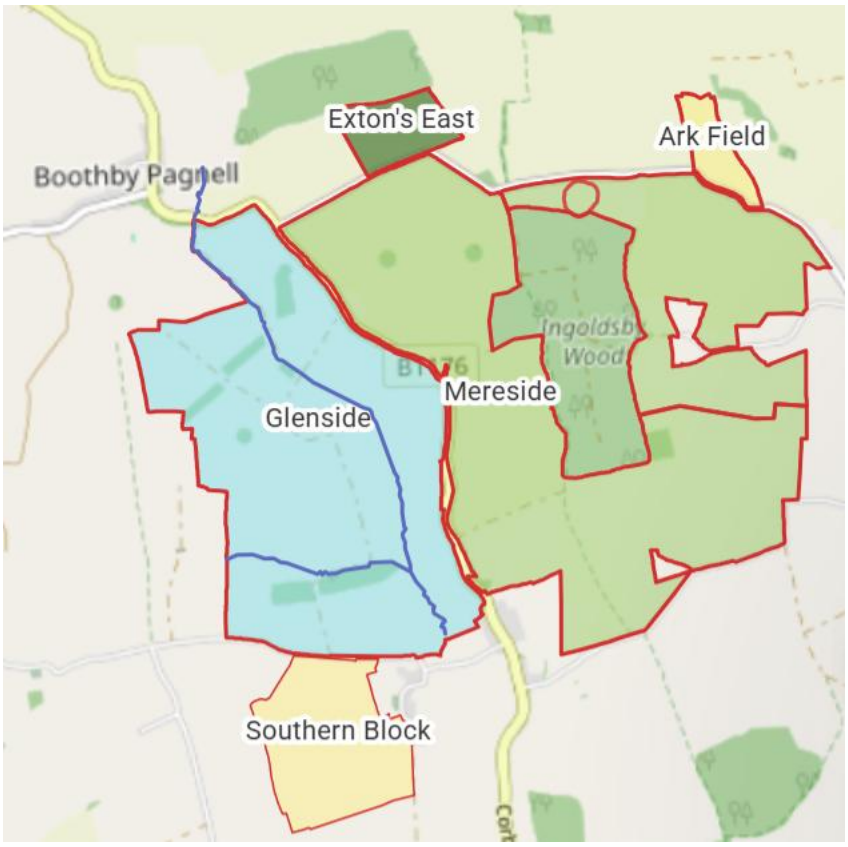
- All gates are to be of British Standard specification (BS 5709 :Gaps, Gates and Stiles Specification)

- Gates will be set at a height no greater than 10 cm above a concrete or steel lintel at their base.
- The fencing wire used to cover the lintel will extend into the enclosure to create a wire mesh skirt of a depth of no less than set at 15 cm below ground level for at least 1.3 m inside the enclosure.
- This wire mesh skirt will be covered with Type 1 aggregate to raise the final surface level to within 8 cm of the base of the lowest gate frame element.
- There will be no gaps between the gate frame and supporting uprights, or the wired lintel, which exceed 8 cm and their faces will be entirely covered with wire to a minimum height from the ground of 1.3 metres.
- They will fit secure and tight at their base. The internal top 60 cm of the meshed gates will be covered with galvanised panels to prevent beavers climbing the gates.

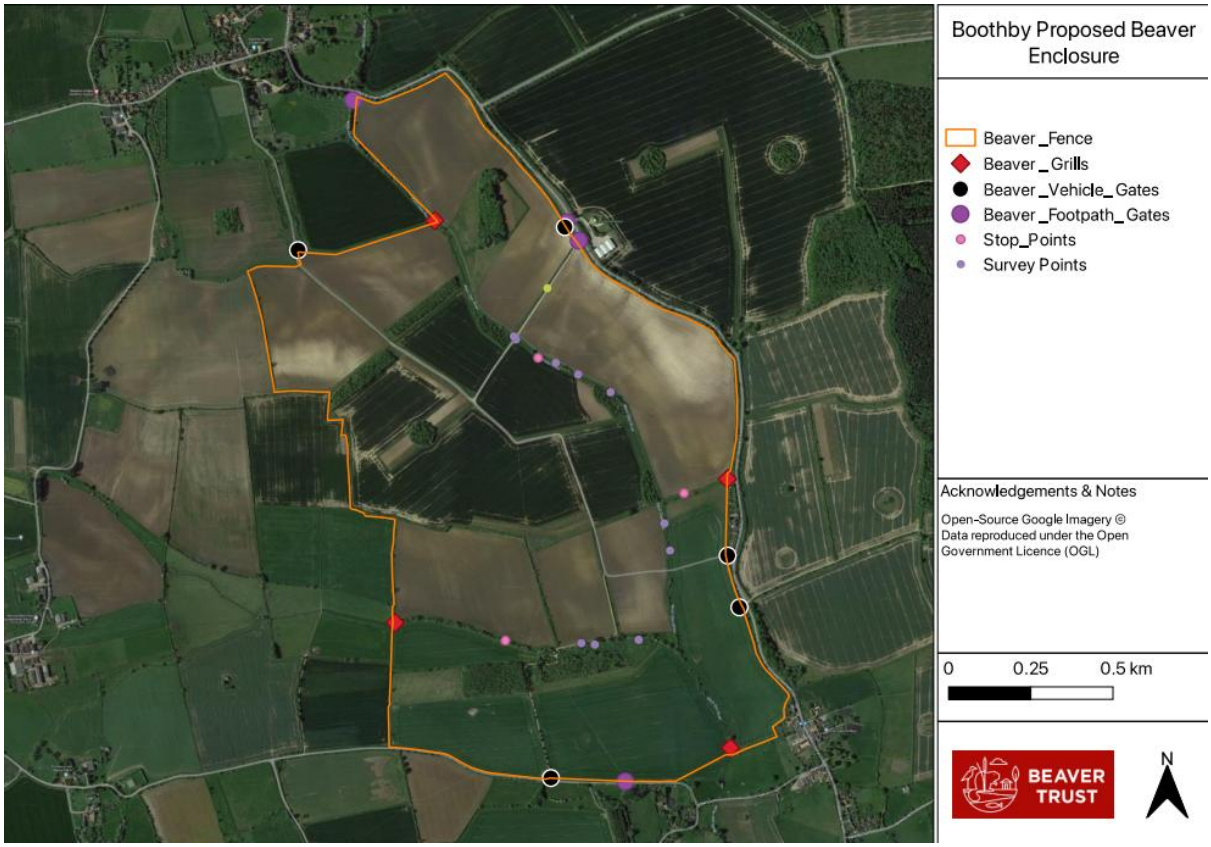
Specification for grills:

- Grilles fitted across watercourses must have gaps between the bars of 100mm width.
- A site will be selected which is shallow and low flow - circa 10 cm deep.
- A rectangular frame made of 2-inch square steel will be bespoke made for the dimensions of the area and placed into the stream. This feature will have 10 cm spacings along its length top and bottom which allow for a metal reinforcing bar to be inserted through and then tapped down into the stream bed.
- This process will enable the bar to be inserted into the bed for a depth of 100 cm or until it hits bedrock. The bar will then be secured at the top with a bolt. The bars for these types of grills must be a 10 mm reehbar. If the grill height is more than 40 cm the bars must have a reinforcing bar put across their horizontal, to which the vertical bars are either welded or pass through.
- The top sections of the grill will be interconnected to the fence. Where the grill sits in the stream the sides and base of the channel will be covered with a mesh screen and weldmesh sunk to a depth of 1.2m - as practicable according to the bedrock level - will be installed to a distance of 20 m along the fence line on either side of the grill.
- The main river crossings to the north and south will be stainless steel grills set at a 45-degree angle with straining posts set in front of these, to act as trash screens. The idea of the trash screen (see appendix below) is deployed to catch trash and divert the power of sudden spates.

Site map:



Map showing the Glenside Area and Mereside Area in relation to the other areas at the Boothby Wildland Project



Glenside beaver enclosure map at Boothby Wildland, illustrating the fence line, grills, vehicle access points and pedestrian access points.

Standard beaver fence design:

Overhang beaver fence design:

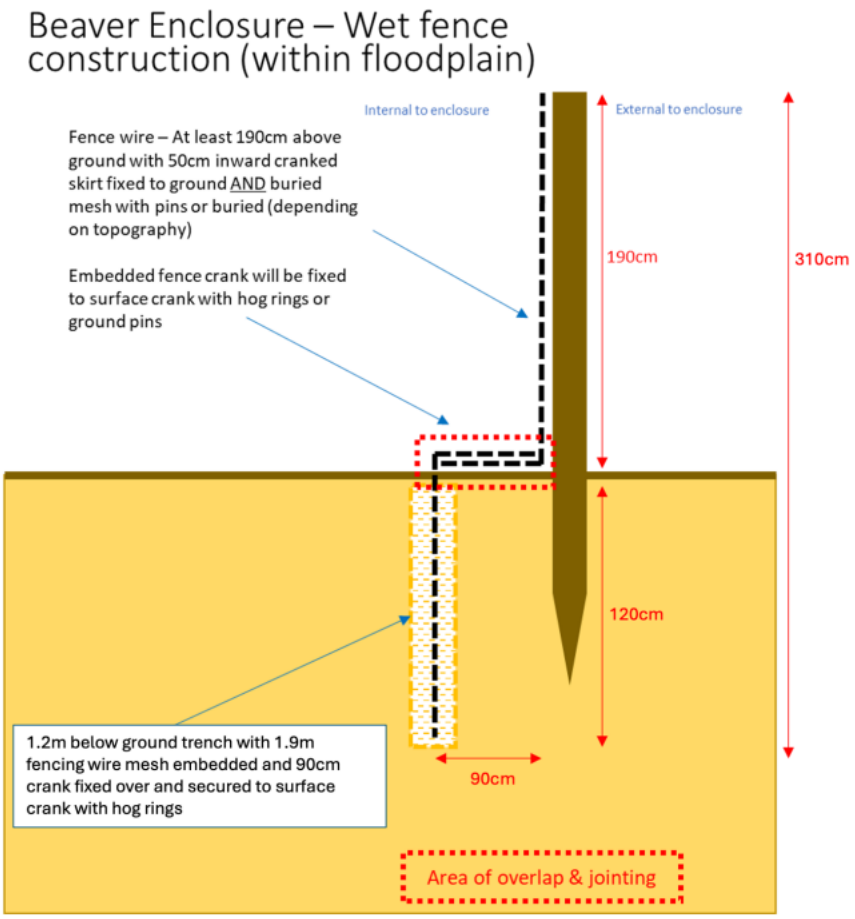


Figure 8. Riparian fencing design – for use either side of river crossings & within immediate floodplain. An additional wire mesh line to be buried to 120cm below ground level giving a continuous mesh barrier running to 3.1m (190cm above ground and 120cm below ground).

Rebar ground pegs and sunken fence extending down into the ground:

Self-closing pedestrian access gate:

Self-closing access gate above a concrete lintel:

Vehicle access gate:

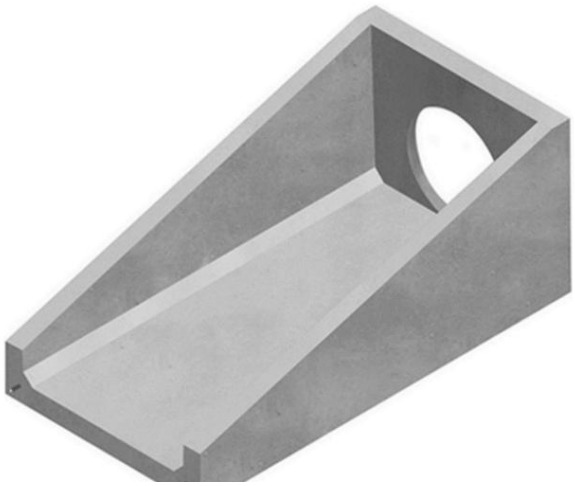
Vehicle access gate with anti-climb solid metal along the top. Base of gateway is lined with a wire mesh, topped with aggregate to prevent digging under

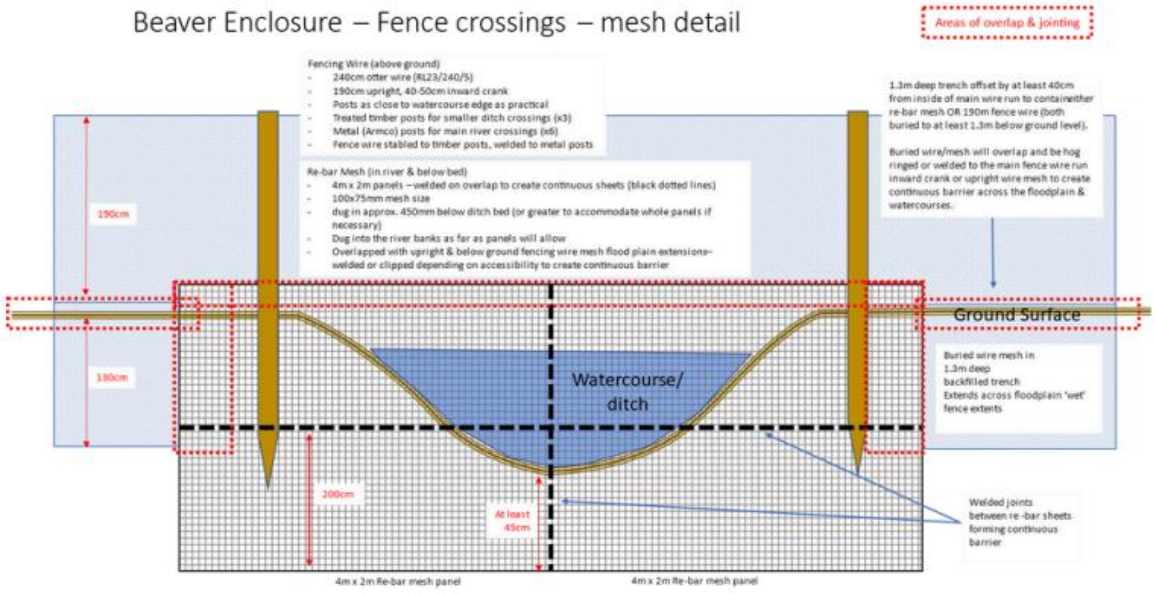
Grills across low energy water courses:

Grills across high energy water courses:

Figure 17. Alternative design set onto mesh, placed across the water course as whole unit with a concrete headwall and base. This structure has been used instead of an in channel grill structure. Note weld mesh should be inserted on the bank edges to prevent burrowing around the structure but would not be required in the stream bed.

A much better option for further field use in the UK would be precast concrete headwalls with sloping internal grills at a 45-degree angle. These units are widely commercially available in a range of sizes, lengths and dimensions and European experience suggests that the concrete wings at the side and solid base make digging by beavers ineffective. While first field trials might be well advised to accompany their use with limited over-meshing of their adjacent banks this option could afford a much more effective solution than the techniques described above.





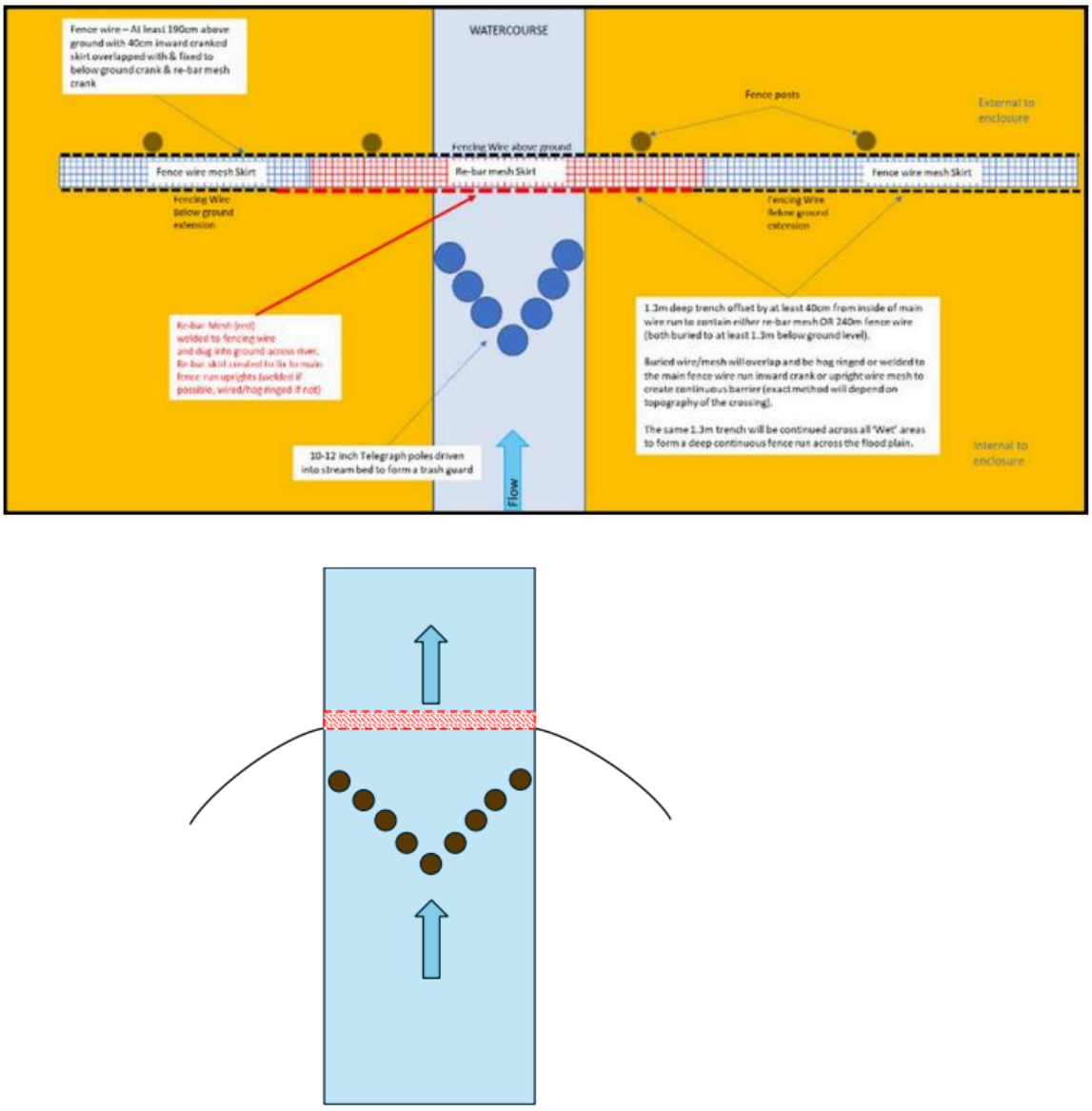
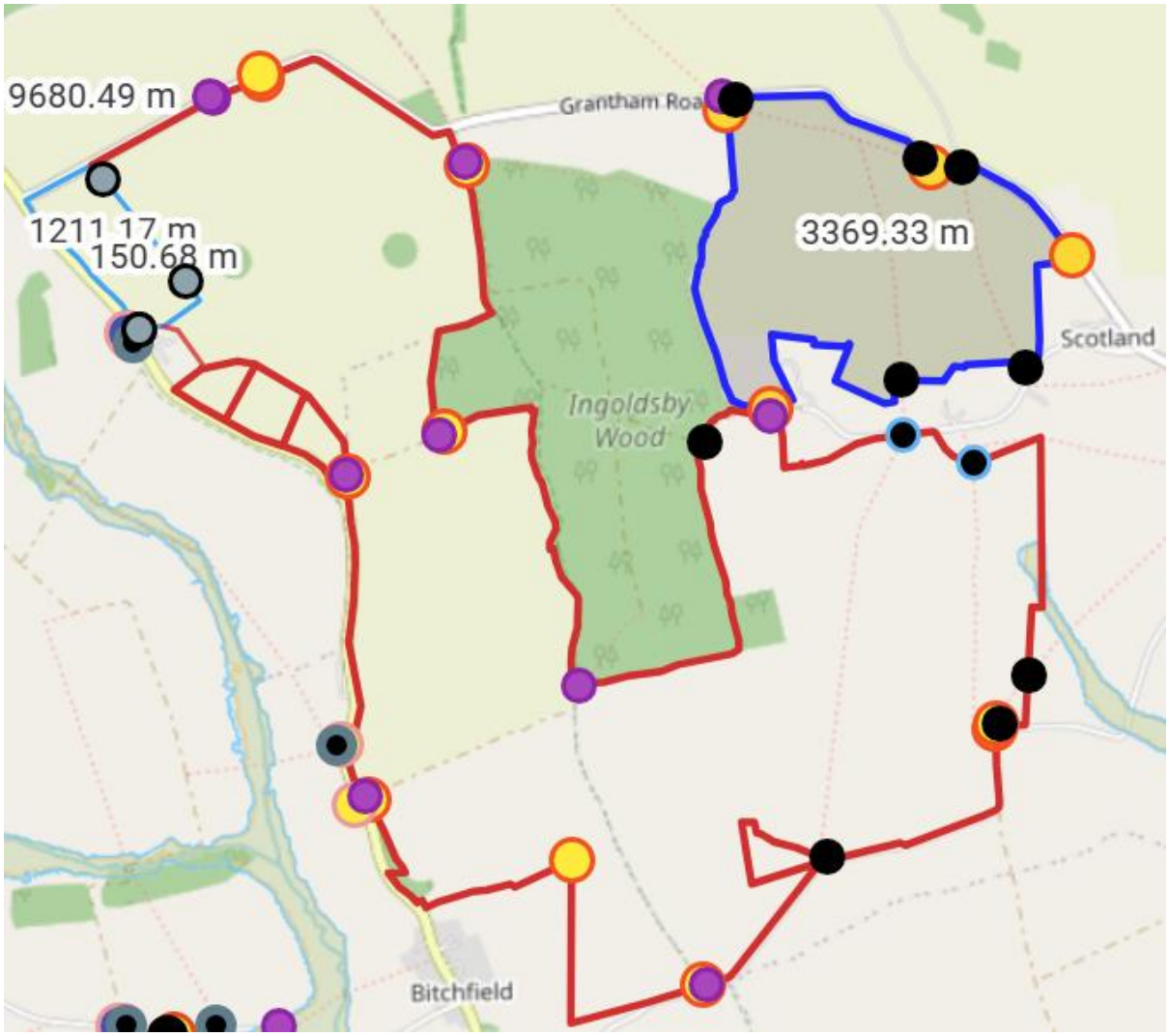


Figure 20. Proposed trash screen design to protect outflow and inflow rebar grills. Brown circles denote strainer posts, red hashed areas illustrate the rebar instream grill with blue arrows illustrating flow direction.

Badger tunnels:

Extending a sunken plastic pipe well away from the water course on an established badger path into the beaver enclosure (as per image below).

Mereside fencing map:



Red line – 1.2m standard stock fencing
Light blue thin line – 1.8m deer fencing (orchard)
Yellow circle – Vehicle gate
Purple circle – Bridleway gate
Black circle – Pedestrian gate

Site logistics and further background information:

Timescales and ground conditions
We are keen for this work to be completed by the end of September 2025, to allow us to reintroduce beavers into the West Glen from October 2025 to March 2026.

Having owned this site for 3 ½ years and transitioned out of arable farming across the 617hectares, we very much appreciate adverse weather conditions and the unpredictability of such potential issues. We would advise that for the most part Glenside and Mereside is heavy clay Grade 3 land. As such this is not bare earth and instead a majority of the ground is covered in colonising vegetation.

Whilst understanding of adverse conditions, we are ambitious and keen to get the fencing up before the wetter weather arrives this autumn/winter. That said we equally do not want to unnecessarily cause damage and issues due to the ground conditions.

If you have machinery especially suited for heavier ground, such as tracked machines, this would be well worth noting in the response. Likewise, in the event of a delayed start, if you have flexibility due to being able to increase the size of the team working on the project etc, this would also be worth noting.

We have an experienced team on site who are happy to liaise with the successful contractor on the ground conditions. Any decision to delay or pause work would be a result of a conversation with the Boothby team.

Storage of materials and machinery
The address given is the site HQ which has a yard and large grainstore units. One of the concrete floored units is available for sole use during this period for the purpose of holding materials & equipment including vehicle, this must be arranged by prior agreement. All material, machinery and other property of the supplier will be brought or stored on site at the supplier's own risk.

The yard on which this sits is suitable for heavy machinery, having been used by grain trucks for many years. HQ is manned during normal working hours and we are available to take deliveries in the working day.

The grain barn is locked and there is CCTV coverage at strategic points. Access can be granted 24/7. While there is a locked gate at the site entrance, this will be open from time to time to allow access for site staff and tenants of other parts of the barns.

There are no hardcore or secure areas on Glenside or Mereside. In places this is <2 miles from HQ.

Fuel types – environmental responsibility
To support our commitment to sustainability and environmental responsibility, for strong preference is that all suppliers and contractors use Biodiesel, Synthetic E-Fuels or other similar net zero fuels when conducting work on site.
We understand that this requirement may result in a marginal increase in fuel costs.

To ensure this does not pose a strain on your operations, we will cover the reasonable price difference between the net zero fuel and conventional diesel, subject to appropriate documentation being provided.

The use of such fuels, and suppliers who can demonstrate progress in decarbonising their energy, will be a consideration in awarding this contact.

As such please cost in the use of such fuels and include a note to this commitment, if undertaken, within the tender.

Available on-site accommodation

We have a three-bedroom Annex on site which the successful contractor could use whilst conducting works at Boothby Wildland. The Annex can host up to 5 individuals (in three bedrooms comprising one single ground floor bedroom and two double first floor bedrooms). There is also a small kitchen in the Annex that you would be welcome to use during your stay, to cook meals etc. Your stay would be subject to our usual 'house rules' and terms and conditions. The cost per night is £150 plus VAT. If you would like to use the accommodation whilst conducting works, please make this clear in your submission and provide details of the dates required.